

FOR SALE

4,918 SF ON 0.211 ACRES



MAJOR PRICE REDUCTION!
\$2,750,000 \$2,295,000

1391 ONTARIO STREET
BURLINGTON | ONTARIO



PRIME CORNER PROPERTY LOCATED IN THE HEART OF DOWNTOWN BURLINGTON

PROPERTY HIGHLIGHTS

Court appointed receivership sale. Prime corner property ideally located in the heart of Downtown Burlington. Three-storey standalone office building within walking distance to public transit, shops, restaurants, and other amenities, makes it an ideal location for a wide range of uses. Ample on-site parking and convenient access to the QEW and Highway 403. This unique opportunity offers accessibility to one of Burlington's most vibrant urban areas.

Building Area: 4,918 sf (54% lot coverage)

Office Area: 100% sf

Site Area: 0.211 acres

Power: 200 amps

Frontage & Depth: 71.75 ft (frontage)
133.00 (depth)

Year Built: 1890

Asking Rate: ~~\$2,750,000~~ **\$2,295,000**

Taxes (2025): \$42,019.54

Zoning: Downtown Residential Low Density Zone (DRL)

Legal Description: Pt Lts 14, 15 & 16 , PI 90 , As In 854221, Except Pt 2, 20r5222, T/W 589292 ; Burlington

Comments:

- Corner property with two access points (Burlington Avenue & Ontario Street)
- Walking distance to amenities and public transit
- Located in the heart of Downtown Burlington
- 3 storey standalone building
- Ample parking
- Close proximity to QEW/Hwy 403



DOWNLOAD CONFIDENTIALITY AGREEMENT
FOR DATA ROOM ACCESS



1391 Ontario Street | Burlington, ON

INTERIOR PHOTOS



1391 Ontario Street | Burlington, ON

EXTERIOR PHOTOS



DEMOGRAPHIC STATISTICS



80,334
POPULATION
Within 5 Miles



\$123,980
AVG. INCOME
Within 5 Miles



55%
AVG. EMPLOYMENT RATE
Within 5 Miles



46
AVG. AGE
Within 5 Miles

325,112

POPULATION
Within 10 Miles

\$114,082

AVG. INCOME
Within 10 Miles

56%

AVG. EMPLOYMENT RATE
Within 10 Miles

42

AVG. AGE
Within 10 Miles

683,505

POPULATION
Within 15 Miles

\$113,558

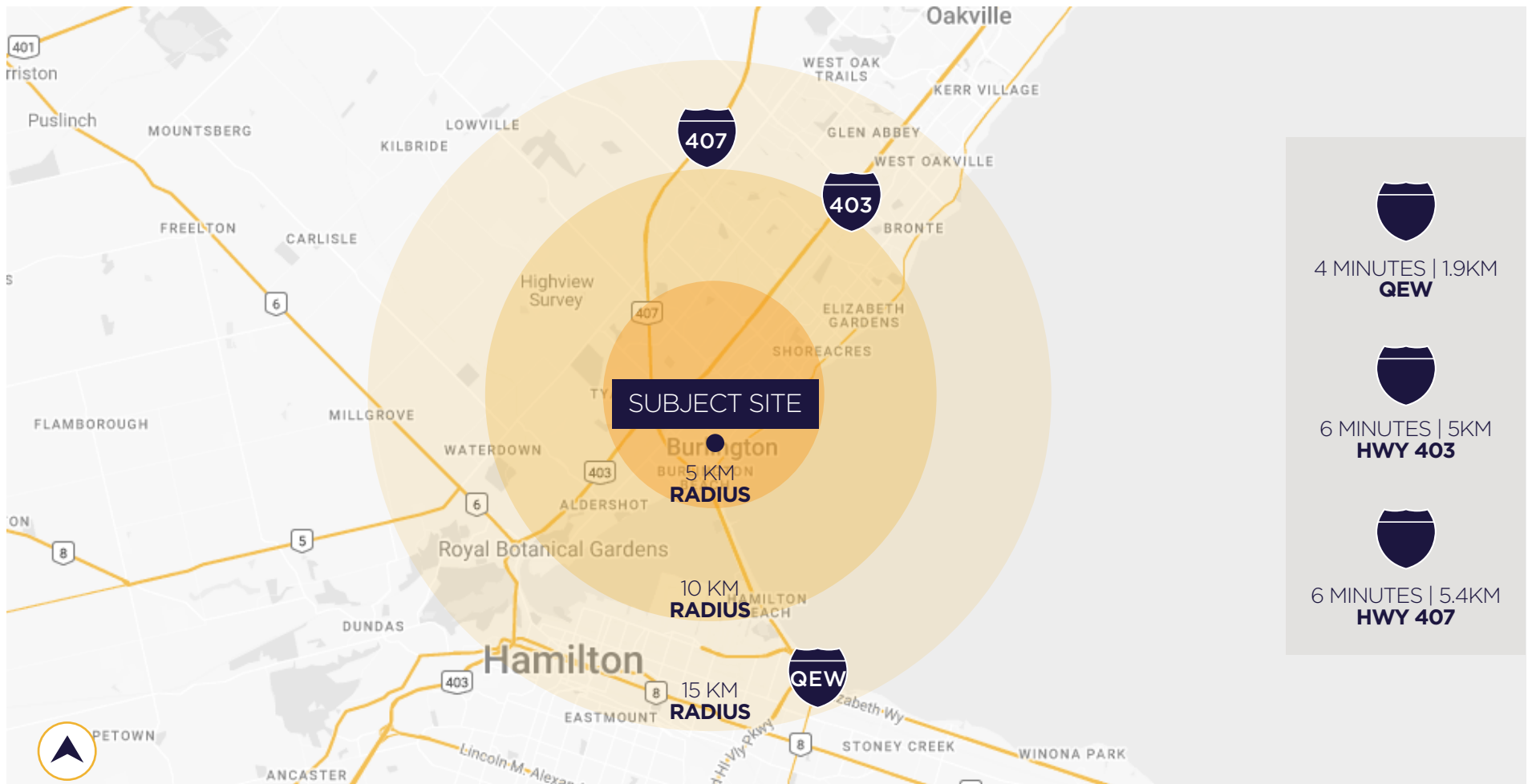
AVG. INCOME
Within 15 Miles

55%

AVG. EMPLOYMENT RATE
Within 15 Miles

42

AVG. AGE
Within 15 Miles



ZONING

DRL

The following are permitted in the Downtown Residential Low Density Zone (DRL):

- Detached dwelling
- Offices in an existing building
- Offices on the ground floor of a residential building
- Additional residential units

The following businesses are permitted in detached dwellings only:

- Music, dance, or singing activities
- Physical fitness activities
- Medical or health care office
- Aesthetician
- Hairstylist
- Complementary health care
- Pet grooming (inside only)
- Pet training (inside only)

For more information on zoning, visit www.burlington.ca



OFFERING PROCESS

TERMS OF SALE:

Cushman & Wakefield ULC., Brokerage (the “Advisor”) has been retained by MSI Spergel Inc. (“Receiver”), solely in its capacity of Court-Appointed Receiver, to offer for sale 1391 Ontario Street, Burlington, ON (the “Property”).

Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES:

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information.

The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY:

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

ONLINE DATA ROOM:

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.



CONTACT INFORMATION

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